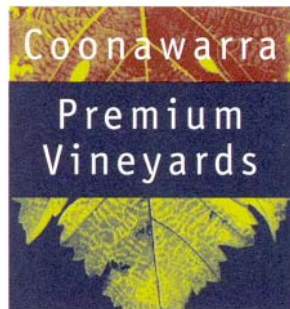


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Preliminary Final Report of  
Coonawarra Australia Property Trust  
for the Financial Year Ended 30 June 2007

ABN 37 529 164 940  
ARSN 104 335 159

*This Preliminary Final Report is provided to the Australian Stock Exchange (ASX) under ASX Listing Rule 4.3A.*

Current Reporting Period:	Financial Year ended 30 June 2007
Previous Corresponding Period:	Financial Year ended 30 June 2006

# Coonawarra Australia Property Trust

## Results For Announcement To The Market For the Financial Year Ended 30 June 2007

### Revenue and Net Profit/(Loss)

		Percentage change %	Amount \$
Revenue and other income from ordinary activities	up	48%	to 2,845,041
Profit from ordinary activities after tax attributable to members	down	(32%)	to 877,057
Net profit for the period attributable to members	down	(32%)	to 877,057

### Distributions

	Amount per unit	Franked amount per unit
Final distribution	1.3¢	0¢
Interim distributions (3 quarterly payments)	3.9¢	0¢
Record date for determining entitlements to the distributions:	30/06/2007	
<ul style="list-style-type: none"><li>final distribution (announced 21 June 2007)</li><li>interim distributions:</li></ul>		Being paid on 31 August 2007
Quarter ended 30 September 2006 1.3 cents per unit		Paid 30 November 2006
Quarter ended 31 December 2006 1.3 cents per unit		Paid 28 February 2007
Quarter ended 31 March 2007 1.3 cents per unit		Paid 31 May 2007

### Brief Explanation of Revenue, Net Profit and Distributions

The Trust's vineyards are licensed to growers who are members of the Coonawarra Premium Vineyards Project. Rental income charged to each licensee increases by a minimum of 3% or CPI each year.

Total distributions for the year amounted to 5.2 cents per unit (2006: 6.6 cents).

Following an independent valuation at June 2007 the net market value of grapevines decreased during the financial year by \$146,910. This is effectively a \$490,291 turnaround in net profit, as the increase in net market value of grapevines was \$343,381 in 2006. The reversal of the downward trend in grape prices, which has seen red grape prices recover by around 50% from 2006's low point, has not yet been reflected in the independent valuation of the Trust's vineyards.

The Trust underwrote a rights issue by Simon Gilbert Wines Ltd (ASX: SGV) in April/May 2007, which resulted in the Trust increasing its holding in SGV to 37.4%.

Although the Trust's shareholding in SGV is only 37.4%, the Trust has appointed 2 of the four directors of SGV, including the managing director, and effectively controls the financial and operational policies of SGV. Accordingly the Trust's investment in SGV has been consolidated into the accounts of the Trust from 11 May 2007, being the date of effective control. No other party holds a controlling interest. SGV contributed a loss of \$65,000 to the consolidated result for the year.

Previous senior management of SGV has all been replaced and the new board and management of SGV are starting to rebuild the company. The future use of SGV's assets at Mudgee, NSW, is under review.

# Coonawarra Australia Property Trust

## Income Statement For the Financial Year Ended 30 June 2007

	Consolidated Group		Parent entity	
	2007	2006	2007	2006
	\$	\$	\$	\$
<b>Revenue:</b>				
Grant of use (licence) fees	1,703,224	1,493,158	1,703,224	1,493,158
Wine & wine services sale proceeds	675,162			
Grape sale proceeds	240,673	-	240,673	-
Other revenue - underwriting & placement fees	130,433	30,113	130,433	30,113
Interest revenue	95,550	52,812	91,042	52,812
<b>Total revenue</b>	<b>2,845,041</b>	<b>1,576,083</b>	<b>2,165,372</b>	<b>1,576,083</b>
<b>Other income</b>				
Net market value increment - biological assets	-	343,381	-	343,381
<b>Total other income</b>	<b>-</b>	<b>343,381</b>	<b>-</b>	<b>343,381</b>
<b>Total</b>	<b>2,845,041</b>	<b>1,919,464</b>	<b>2,165,372</b>	<b>1,919,464</b>
<b>Expenses:</b>				
Cost of goods sold	(481,109)			
Management expenses	(305,936)	(268,931)	(218,506)	(268,931)
Vineyard management expenses	(251,992)	-	(249,585)	-
Sales & marketing costs	(78,106)	-	-	-
Corporate advisory fee re underwriting	(65,217)	-	(65,217)	-
Corporate expenses	(205,195)	(92,007)	(124,331)	(92,007)
Occupancy expenses	(198,522)	(70,456)	(114,212)	(70,456)
Net market value decrement - biological assets	(146,910)	-	(146,910)	-
Other expenses	(10,626)	(57,075)	(10,626)	(57,075)
Finance costs	(332,834)	(141,514)	(294,171)	(141,514)
<b>Total expenses</b>	<b>(2,076,447)</b>	<b>(629,983)</b>	<b>(1,223,558)</b>	<b>(629,983)</b>
<b>Profit before income tax expense</b>	<b>768,595</b>	<b>1,289,481</b>	<b>941,814</b>	<b>1,289,481</b>
Income tax expense	-	-	-	-
<b>Profit for the year</b>	<b>768,595</b>	<b>1,289,481</b>	<b>941,814</b>	<b>1,289,481</b>
Profit/(loss) is attributable to:				
Equity holders of parent entity	877,057	1,289,481	941,814	1,289,481
Minority interest	(108,463)	-	-	-
<b>Profit for the year</b>	<b>768,595</b>	<b>1,289,481</b>	<b>941,814</b>	<b>1,289,481</b>

Notes to the financial statements are included on pages 6 to 18.

# Coonawarra Australia Property Trust

## Income Statement For the Financial Year Ended 30 June 2007

### STATEMENT OF CHANGES IN EQUITY

	Consolidated Group		Parent entity	
	2007	2006	2007	2006
Note	\$	\$	\$	\$
<b>Total equity at the beginning of the year</b>	15,797,484	16,046,766	15,797,484	16,046,766
Decrement arising on revaluation of property, plant & equipment	-	(333,932)	-	(333,932)
Revaluation surplus on available-for-sale financial assets	49,831	(49,831)	49,831	(49,831)
Net income/(expense) recognised directly in equity	49,831	(383,763)	49,831	(383,763)
Profit for the year	877,057	1,289,481	941,814	1,289,481
Total recognised income and expense for the year	926,888	905,718	991,645	905,718
<b>Transactions with equity holders in their capacity as equity holders:</b>				
Distributions paid and payable	(910,000)	(1,155,000)	(910,000)	(1,155,000)
<b>Total equity at the end of the year</b>	<b>15,814,372</b>	<b>15,797,484</b>	<b>15,879,129</b>	<b>15,797,484</b>

Notes to the financial statements are included on pages 6 to 18.

# Coonawarra Australia Property Trust

## Balance Sheet As at 30 June 2007

	Note	Consolidated Group		Parent entity	
		2007	2006	2007	2006
		\$	\$	\$	\$
<b>Current assets</b>					
Cash and cash equivalents		2,213,417	146	184,897	146
Trade and other receivables		4,116,565	815,499	1,740,611	815,499
Inventories		3,670,822	-	-	-
Available-for-sale financial assets		-	777,961	-	777,961
Other		438,446	254,407	254,848	254,407
<b>TOTAL CURRENT ASSETS</b>		<b>10,439,250</b>	<b>1,848,013</b>	<b>2,180,356</b>	<b>1,848,013</b>
<b>Non-current assets</b>					
Property, plant & equipment		10,686,007	6,442,414	3,420,271	6,442,414
Biological assets		13,074,729	9,932,007	12,779,729	9,932,007
Other - investment in subsidiary at cost		-	-	2,558,389	-
<b>TOTAL NON-CURRENT ASSETS</b>		<b>23,760,736</b>	<b>16,374,421</b>	<b>18,758,389</b>	<b>16,374,421</b>
<b>TOTAL ASSETS</b>		<b>34,199,986</b>	<b>18,222,434</b>	<b>20,938,745</b>	<b>18,222,434</b>
<b>Current liabilities</b>					
Trade and other payables		3,364,423	346,605	338,209	346,605
Borrowings		1,144,821	878,345	1,046,407	878,345
<b>TOTAL CURRENT LIABILITIES</b>		<b>4,509,244</b>	<b>1,224,950</b>	<b>1,384,616</b>	<b>1,224,950</b>
<b>Non-current liabilities</b>					
Borrowings		9,364,363	1,200,000	3,675,000	1,200,000
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>9,364,363</b>	<b>1,200,000</b>	<b>3,675,000</b>	<b>1,200,000</b>
<b>TOTAL LIABILITIES</b>		<b>13,873,607</b>	<b>2,424,950</b>	<b>5,059,616</b>	<b>2,424,950</b>
<b>NET ASSETS</b>		<b>20,326,379</b>	<b>15,797,484</b>	<b>15,879,129</b>	<b>15,797,484</b>
<b>EQUITY</b>					
Issued units		1,831,210	1,831,210	1,831,210	1,831,210
Reserves		3,632,740	3,582,909	3,632,740	3,582,909
Retained earnings		10,350,423	10,383,365	10,415,179	10,383,365
Parent entity interest		15,814,373	15,797,484	15,879,129	15,797,484
Minority interest		4,512,006	-	-	-
<b>TOTAL EQUITY</b>		<b>20,326,379</b>	<b>15,797,484</b>	<b>15,879,129</b>	<b>15,797,484</b>

Notes to the financial statements are included on pages 6 to 18.

# Coonawarra Australia Property Trust

## Cash Flow Statement For the Financial Year Ended 30 June 2007

	Consolidated Group		Parent entity	
	2007	2006	2007	2006
Note	\$	\$	\$	\$
<b>Cash flows from operating activities</b>				
Receipts from customers	4,056,494	1,635,445	1,900,762	1,635,445
Payments to suppliers	(3,067,281)	(687,095)	(780,347)	(687,095)
Interest received from customers	95,550	52,812	91,042	52,812
Interest and other costs of finance paid	(332,834)	(141,514)	(294,171)	(141,514)
<b>Net cash provided by operating activities</b>	<b>751,929</b>	<b>859,648</b>	<b>917,286</b>	<b>859,648</b>
<b>Cash flows from investing activities</b>				
Payments for property, plant & equipment	(296,976)	(31,505)	-	(31,505)
Payment for purchase of subsidiary, net of cash acquired (1)	(117,022)	-	(2,543,389)	-
Advance to related entity	(750,000)	-	(750,000)	-
Payments for listed securities (2)	827,792	(827,792)	827,792	(827,792)
<b>Net cash used in investing activities</b>	<b>(336,207)</b>	<b>(859,297)</b>	<b>(2,465,597)</b>	<b>(859,297)</b>
<b>Cash flows from financing activities</b>				
Distributions paid	(910,000)	(1,277,500)	(910,000)	(1,277,500)
Repayments of borrowings	(232,525)	-	-	-
Proceeds from borrowings	2,771,976	1,200,000	2,475,000	1,200,000
<b>Net cash used in financing activities</b>	<b>1,629,451</b>	<b>(77,500)</b>	<b>1,565,000</b>	<b>(77,500)</b>
<b>NET DECREASE IN CASH HELD</b>	<b>2,045,173</b>	<b>(77,149)</b>	<b>16,689</b>	<b>(77,149)</b>
Cash and cash equivalents at the beginning of the year	(878,199)	(801,050)	(878,199)	(801,050)
<b>NET CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>1,166,974</b>	<b>(878,199)</b>	<b>(861,510)</b>	<b>(878,199)</b>
<b>Reconciliation of cash and cash equivalents</b>				
Cash at bank	2,213,417	146	184,897	146
Bank overdraft	(1,046,443)	(878,345)	(1,046,407)	(878,345)
Net cash and cash equivalents at the end of the year	1,166,974	(878,199)	(861,510)	(878,199)

Notes to the financial statements are included on pages 6 to 18.

- (1) Investment in subsidiary includes 3,000,000 options valued at \$15,000 issued as part of the underwriting fee for no cash consideration.
- (2) Securities in SGV purchased in the previous year were transferred to investment in subsidiary when the investment moved to 37.4% and SGV became a subsidiary of the Trust.

## **Coonawarra Australia Property Trust**

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### **Notes to the Financial Statements For the Financial Year Ended 30 June 2007**

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3	Commentary on Results
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# Coonawarra Australia Property Trust

## Notes to the Financial Statements For the Financial Year Ended 30 June 2007

### 1. Basis of Preparation

1A. This preliminary final report has been prepared in accordance with ASX Listing Rule 4.3A and the disclosure requirements of ASX Appendix 4E. The accounting policies adopted in the preparation of this Appendix 4E are consistent with those disclosed in the December 2006 half-year report.

Details of changes in accounting policies:

N/a
-----

2007  
\$

2006  
\$

### 2. Profit From Ordinary Activities

Profit from ordinary activities before income tax includes the following items of revenue and expense:

The profit from operations includes the following items of revenue and expense:	\$	\$
(a) Revenue		
Interest revenue: related parties	90,311	25,323
Interest revenue: other entities	5,239	27,489
	<u>95,550</u>	<u>52,812</u>
(b) Expenses		
Depreciation - improvements	45,712	16,533
Depreciation - plant & equipment	32,939	-
Finance costs: interest paid to other entities	332,834	141,514
Bad debts written off - other entities	(4,164)	31,557
Increase in allowance for doubtful debts - other entities	(16,544)	4,810

## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

#### 2. Profit From Ordinary Activities (continued)

##### (c) *Revision of Accounting Estimates*

Details of the nature and amount of revisions of accounting estimates:

N/A
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#### 3. Commentary on Results

The Trust's vineyards are licensed at a commercial rate to growers who are members of the Coonawarra Premium Vineyards Project.

An independent valuation of the vineyard as at 30 June 2007, dated August 2007, placed a total value on the land, improvements and grapevines at \$16.2 million (2006: \$16.7m) The Trust has considered this latest valuation to determine the fair value at 30 June 2007 at \$16.2 million (2006: \$16.35m). The valuation was done based on the value of the rental stream receivable from the growers, whose obligations to pay the rent do not expire until the end of 2012, plus a terminal value for the vineyard in 2012. This approach is consistent with the methodology used in the prior year. A significant change to assumptions in the current valuation was the exclusion of the terminated lots from the income calculation on the basis that the cost of managing these lots is only offset by the grape income they yield so there is no net income from these lots. The value of the rental stream to the Trust is still greater than the perceived value of the vineyard as an unencumbered property.

The previous trend for grape prices (particularly red varieties) to fall has been reversed in 2007 due to the effects of frosts and drought. The Trust's vineyards had a good crop in 2007 due to the effectiveness of the frost protection system.

The net market value of grapevines decreased during the financial year by \$146,910 (2006: increased by \$343,381.) This is primarily due to the terminal value at the end of the project in 2012 not having been increased from the previous year despite the vines continuing to mature and red grape prices recovering by around 50% from 2006's low point.

Distributions have been made to unitholders each quarter in accordance with the Trust's present policy. The consolidated earnings per unit was 5.01 cents for the year ended 30 June 2007 (2006: 7.37 cents), with the net tangible assets per unit attributable to members of the Trust being 90.4 cents at that date (2006: 90.3 cents). Total distributions for the year were maintained at 1.3 cents per unit per quarter to total 5.2 cents (2006: 6.6 cents) to match the Trust's sustainable cash flow.

The Trust underwrote a rights issue by Simon Gilbert Wines Ltd (ASX: SGV) in April/May 2007, which resulted in the Trust increasing its holding in SGV to 37.4%.

Although the Trust's shareholding in SGV is only 37.4%, the Trust has appointed 2 of the four directors of SGV, including the managing director, and effectively controls the financial and operational policies of SGV. Accordingly the Trust's investment in SGV has been consolidated into the accounts of the Trust from 11 May 2007, being the date of effective control. No other party holds a controlling interest. SGV contributed a loss of \$65,000 to the consolidated result for the year. Financing costs of holding the investment during the year were \$87,000.

Previous senior management of SGV has all been replaced. The new board and management of SGV is starting to rebuild the company based around its operational base at subsidiary Cassegrain Wines in Port Macquarie, NSW, where production has been relocated and rationalised. The future use of SGV's assets at Mudgee, NSW, is under review, although a presence will likely be retained there through the existing cellar door and function centre.

#### 4. Fundamental Errors – N/a

## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

	2007 \$	2006 \$
5. Extraordinary Items	-	-
	-	-
6. Sales of Assets		
Sales of assets in the ordinary course of business have given rise to the following profits and losses:		
<b>Net Profits</b>	-	-
<b>Net Losses</b>	-	-
7. Retained Earnings		
Balance at beginning of financial year	10,363,365	10,248,884
Net profit	877,057	1,289,481
Less: Unitholder Distributions	(910,000)	(1,155,000)
Balance at end of financial year	10,350,422	10,363,365

## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

	2007 \$	2006 \$
<b>8. Notes to the Statement of Cash Flows</b>		
<i>(a) Reconciliation of Cash</i>		
For the purposes of the cash flow statement, cash includes cash on hand and in banks and investments in money market instruments, net of outstanding bank overdrafts. Cash at the end of the financial year as shown in the statement of cash flows is reconciled to the related items in the statement of financial position as follows:		
Cash	2,213,417	146
Bank Overdraft	(1,046,443)	(878,345)
	<u>1,166,974</u>	<u>(878,199)</u>
<i>(b) Businesses Acquired</i>		
		N/A

# Coonawarra Australia Property Trust

## Notes to the Financial Statements For the Financial Year Ended 30 June 2007

### (b) Business acquired

#### (a) Summary of acquisition

In June 2006 the Trust acquired 19.1% of Simon Gilbert Wines Limited (ASX: SGV) through on-market purchases and a share placement. In April and May 2007 the Trust underwrote a one for two renounceable rights issue of SGV, which resulted in the Trust's shareholding rising to 37.4%. At 30 June 2006 the investment was held as current assets available for resale. This has been transferred to non-current assets - investment in subsidiary in the current year.

Although the Trust's shareholding in SGV is only 37.4%, the Trust has appointed 2 of the four directors of SGV, including the managing director, and effectively controls the financial and operational policies of SGV. Accordingly the Trust's investment in SGV has been consolidated into the accounts of the Trust from 11 May 2007, being the date of effective control. No other party holds a controlling interest.

	Parent entity	
	2007	2006
	\$	\$
Purchase consideration (refer to (b) below)	1,715,597	827,792
Direct costs relating to the acquisition (3)	-	-
Total purchase consideration	1,715,597	827,792
Fair value of net identifiable assets acquired (refer to (c) below)	2,543,389	-
Goodwill/Gain on acquisition	0	-

(3) Costs incurred related to the underwriting and were expensed against the underwriting fee earned.

	Consolidated Group	
	2007	2006
	\$	\$
<b>(b) Purchase consideration</b>		
Outflow of cash to acquire subsidiary, net of cash acquired		
Consideration	2,543,389	-
Less balances acquired		
Cash	2,426,367	-
Bank overdraft	-	-
	2,426,367	-
Net outflow/(inflow) of cash	117,022	-

	Acquiree's carrying amount	Fair value
	\$	\$
<b>(c) Assets and liabilities acquired</b>		
The assets and liabilities arising from the acquisition are as follows:		
Cash	2,426,367	2,426,367
Trade receivables	3,852,017	3,852,017
Inventories	4,480,684	3,847,774
Other current assets	189,327	189,327
Property, plant & equipment	6,968,760	6,968,760
Biological assets	295,000	295,000
Trade payables	(4,395,084)	(4,395,084)
Bank borrowings	(4,000,000)	(4,000,000)
Other borrowings	(2,020,303)	(2,020,303)
Net assets	7,796,767	7,163,857
Minority interests		(4,620,469)
Net identifiable assets acquired		2,543,389

### (c) Non-Cash Financing and Investing Activities

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## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

\$15,000 of the acquisition consideration for SGV was in the form of options received as part of an underwriting fee

	2007 \$	2006 \$
<i>(c) Financing Facilities</i>		
Secured* 5-year bank overdraft facility, reviewed annually and payable at call:		
Amount used	1,046,443	878,345
Amount unused	953,557	1,121,655
	<u>2,000,000</u>	<u>2,000,000</u>
Secured* 5-year bank bill facility:		
Amount used	3,675,000	1,200,000
Amount unused (to be used for CPV Wines acquisition)	2,025,000	-
* secured by a fixed and floating charge over the Trust's vineyard assets	<u>5,700,000</u>	<u>1,200,000</u>
Secured# bank loan facility for Simon Gilbert Wines:		
Amount used	4,000,000-	-
Amount unused	-	-
# secured by a fixed and floating charge over SGV's property and other assets, including a cash deposit of \$1,000,000	<u>4,000,000</u>	<u>-</u>

*(d) Cash Balances Not Available for Use*

\$10. This represents the settled sum of the Trust.

## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

#### 8. Notes to the Statement of Cash Flows (continued)

(e) *Reconciliation of Profit From Ordinary Activities After Related Income Tax to Net Cash Flows From Operating Activities*

	<b>2007</b>	<b>2006</b>
	<b>\$</b>	<b>\$</b>
<b>Operating profit after income tax</b>	768,595	1,289,481
Depreciation expense	78,652	16,533
Decrease (Increase) in market value of biological assets	146,910	(343,381)
(Decrease) Increase in allowance for doubtful debts	(16,544)	4,810
<u>Changes in net assets and liabilities:</u>		
Current receivables: trade receivables	969,343	107,364
Current inventories	176,952	-
Other current assets: prepayments	5,288	(254,407)
Current payables: trade payables & GST payable	(1,377,266)	39,248
<b>Net cash from operating activities</b>	<u>751,929</u>	<u>859,648</u>

**Coonawarra Australia Property Trust**

**Notes to the Financial Statements  
For the Financial Year Ended 30 June 2007**

9. Details Relating to Distributions

		Date distributions paid	Amount per unit ¢	Amount per unit of foreign sourced distributions ¢
Final distribution	2006	30 August 2006	1.3	-
	2006	30 August 2006	1.3	-
Interim distribution	2007	31 May 2007	1.3	-
	2007	28 February 2007	1.3	-
	2007	30 November 2006	1.3	-
	2006	30 May 2006	1.5	-
	2006	21 February 2006	1.8	-
	2006	29 November 2005	2.0	-
	2006			
Total Interim	2007		3.9	-
	2006		5.3	-

**Total distribution per unit (interim plus final)**

	2007	2006 \$
Ordinary units	5.2 cents	6.6 cents

**Interim and final distributions on all units**

	2007 \$	2006 \$
Ordinary units	910,000	1,155,000
<b>Total</b>	<b>910,000</b>	<b>1,155,000</b>

Any other disclosures in relation to distributions

None

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## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

#### 9. Details Relating to Distributions (continued)

##### Distributions Reinvestment Plans

The distribution plans shown below are in operation.

The Trust does not presently have a distribution reinvestment plan.

The last date(s) for receipt of election notices for the distribution plans

N/A

#### 10. Earnings Per Unit

	2007 ¢ per unit	2006 ¢ per unit
Basic EPU	5.01	7.37
Diluted EPU	5.01	7.37

##### *Basic Earnings per Unit*

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per unit are as follows:

	2007 \$	2006 \$
Earnings (a)	877,057	1,289,481
	2007 No.	2006 No.
Weighted average number of ordinary units (b)	17,500,000	17,500,000

Nil

## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

#### 10. Earnings Per Unit (continued)

(a) Earnings used in the calculation of basic earnings per unit reconciles to net profit in the income statement as follows:

	<b>2007</b> <b>\$</b>	<b>2006</b> <b>\$</b>
Net profit	877,057	1,289,481
Other	-	-
Earnings used in the calculation of basic EPU	<b>877,057</b>	<b>1,289,481</b>

(b) Where dilutive, potential ordinary units are included in the calculation of diluted earnings per unit (refer below).

#### *Diluted Earnings per Unit*

The earnings and weighted average number of ordinary and potential ordinary units used in the calculation of diluted earnings per unit are as follows:

	<b>2007</b> <b>\$</b>	<b>2006</b> <b>\$</b>
Earnings (a)	877,057	1,289,481
	<b>2007</b> <b>No.</b>	<b>2006</b> <b>No.</b>
Weighted average number of ordinary units and potential ordinary units (b), (c), (d)	17,500,000	17,500,000

(a) Earnings used in the calculation of diluted earnings per unit reconciles to net profit in the income statement as follows:

	<b>2007</b> <b>\$</b>	<b>2006</b> <b>\$</b>
Net profit	877,057	1,289,481
Other	-	-
	<b>877,057</b>	<b>1,289,481</b>

(b) Weighted average number of ordinary units and potential ordinary units used in the calculation of diluted earnings per unit reconciles to the weighted average number of ordinary units used in the calculation of basic earnings per unit as follows:

	<b>2007</b> <b>\$</b>	<b>2006</b> <b>\$</b>
Weighted average number of ordinary shares used in the calculation of basic EPU	17,500,000	17,500,000
Units deemed to be issued for no consideration:	-	-
Weighted average number of ordinary units and potential ordinary units used in the calculation of diluted EPU	17,500,000	17,500,000

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## Coonawarra Australia Property Trust

### Notes to the Financial Statements For the Financial Year Ended 30 June 2007

#### 10. Earnings Per Unit (continued)

- (c) The following potential ordinary units are not dilutive and are therefore excluded from the weighted average number of ordinary units and potential ordinary units used in the calculation of diluted earnings per unit:

2007 No.	2006 No.
N/A	N/A

- (d) Weighted average number of converted, lapsed, or cancelled potential ordinary units used in the calculation of diluted earnings per unit:

2007 No.	2006 No.
N/A	N/A

#### 11. Net Tangible Assets Per Unit

	2007 c per unit	2006 c per unit
Net tangible assets per unit	90.4	90.3

#### 12. Details of Entities Over Which Control Has Been Gained or Lost

Control gained over entities	Simon Gilbert Wines Limited (SGV) See 8 above
Loss of control of entities	N/A

#### 13. Details of Associates and Joint Venture Entities

Name of Entity	Ownership Interest		Contribution to net profit	
	2006 %	2005 %	2006 \$	2005 \$
<b>Associates</b>	-	-	-	-
<b>Joint Venture Entities</b>	-	-	-	-

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**Coonawarra Australia Property Trust**

**Notes to the Financial Statements  
For the Financial Year Ended 30 June 2007**

14. Contingent Liabilities and Contingent Assets

	2007 \$	2006 \$
Contingent liabilities	-	-
Contingent assets	-	-

15. Segment Information

The Trust operates solely in South Eastern Australia and solely within the wine industry.

16. Discontinuing Operations

N/a

17. Subsequent Events

The Trust's takeover offer for all the shares in CPV Wines Limited (CPV Wines) closed on 30 August 2007 with shareholders holding 61.84% accepting the offer. CPV Wines vineyard is contiguous with that of the Trust, and provides significant opportunities in the long term for the production of valuable premium Coonawarra grapes.

There has not been any other matter or circumstance, other than that referred to in the financial statements or notes thereto, that has arisen since the end of the financial year, that has significantly affected or may significantly affect, the operations of the Trust, the results of those operations, or the state of affairs of the Trust in future financial years.

18. Other Significant Information

N/a

**Notes to the Financial Statements  
For the Financial Year Ended 30 June 2007**

**19. Information on Audit or Review**

This preliminary final report is based on accounts to which one of the following applies.

- |                                     |  |                          |   |
|-------------------------------------|--|--------------------------|---|
| <input type="checkbox"/>            | The accounts have been audited.  | <input type="checkbox"/> | The accounts have been subject to review.           |
| <input checked="" type="checkbox"/> | The accounts are in the process of being audited or subject to review. | <input type="checkbox"/> | The accounts have not yet been audited or reviewed. |

Description of likely dispute or qualification if the accounts have not yet been audited or subject to review or are in the process of being audited or subjected to review.

N/a

Description of dispute or qualification if the accounts have been audited or subjected to review.

N/a

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